
Application: Site Plan SPR2021-23
Applicant: Rino Mozzicato
Owner: Teresa McFadden
Address: 796 Saybrook Road (43-0408)
Zone: R-15 (Proposed B-2)
Description: New Commercial Building and Associated Improvements

Proposal

Rino Mozzicato submitted an application for Category 3 site plan review to construct a new commercial building and other associated improvements on property located at 796 Saybrook Road in the proposed B-2 Zone (Z2021-2) pursuant to Sections 33, 55, and 61 of the Middletown Zoning Code.

Existing Conditions

The property is a corner lot containing 1.4 acres in the R-15 zone with 436 ft of frontage on Saybrook Road and 397 ft of frontage on Bartholomew Road. The property is currently vacant and overgrown. It was previously improved with a single-family dwelling which has been demolished. An accessory storage shed from the previous residential use remains on the property. There is a change of grade of 6-30 ft between the two frontages of the property. The Saybrook Road is lower than Bartholomew Road. There are no inland wetlands on the property.

Proposed Conditions

The applicant proposes to construct a new commercial building, parking, driveway, curb cut, utilities, drainage system, dumpster with enclosure, grading, landscaping and other associated improvements.

Buildings and Uses

The proposal includes the construction of a new 10,640 SF commercial building. The building is one story. The intended use is for a medical office building but any commercial use permitted under Section 61.01 of the Zoning Code would be allowed.

The elevation sketches shows a one story building with a hip roof. Brick and horizontal siding will clad the sides of the building and the roof will have asphalt shingles.

No interior floor plans were submitted.

Yard, Coverage & Bulk Requirements (B-2 Zone)

	Proposed	Required
Font Yard (Saybrook Rd)	53ft	50ft
Side Yard (Bartholomew Rd)	24.13ft	32.5ft*
Coverage	19.4%	30%
Height	1 story	3.5 stories

*Sideyard measured from minor street lot line, not less than half required front (13.03.05C). An additional 7.5 ft of setback is required (13.03.05A).

Parking, loading and Circulation.

The site plan shows a new curb cut located on Saybrook Road, which will be aligned with the curb cut that provides access to the property on the west side of Saybrook Road. This driveway entrance will accommodate two way flow. Vehicles entering the site could turn either direction to access onsite parking.

The parking demand for the 10,460 SF building would require 36 spaces (1:300 SF) for a general commercial use which includes retail, services and general office use. A medical office use, which is the intent of the developer would require a minimum 56 spaces (1:200 SF) plus additional parking for doctors and employees. One loading space is required (40.06).

The proposed site plan shows 44 parking spaces including 3 ADA accessible spaces. It is unclear where the loading space is located. No EV parking spaces were shown on the plan.

Drainage

Stormwater will be collected from the driveways and parking areas with catch basins and will be directed underground to a detention system. Overflow will be discharged into the stormwater system located under Saybrook Road.

Stormwater will be collected from the roof of the building and connect to an underground pipe around the building and connect to the adjacent catch basin.

Utilities

The proposed building will be connected to City water and sewer. All utilities will connect to existing infrastructure under Saybrook Road. The sewer lateral will extend 190 ft north along Saybrook Road.

Erosion & Sediment Controls

The proposal includes erosion & sedimentation controls consisting silt fencing along the down slope of the property adjacent to Saybrook Road. An anti-tracking pad will be installed at the construction entrance, which is located at the existing curb cut that served the previous single-family dwelling.

Landscaping

The plan shows locations of trees along Saybrook Road and around the parking areas. There is no descriptions of species or quantities of plants.

Lighting

The site plan shows two light poles along the perimeter of the parking area and ten light fixtures on the building. No lumen plan was provided to measure the light spillover onto adjacent properties.

Inland Wetlands

There are no inland wetlands within 240 ft of the property.

Issues to be Resolved

1. The proposal is conditional on the approval of the zoning map amendment (Z2021-1) to amend the zone from R-15 to B-2.
2. Water and Sewer Department comments dated 3/2/2021 should be addressed.
3. Engineering comments dated 3/1/2021 should be addressed.
4. The site plan should show the dimensions of the driveway with at the narrowest point between the concrete walk in front of the building and the edge of the parking spaces. A minimum 24 ft width is required (40.03.04).
5. The site plan should be revised to show the location of two EV charging stations (40.02.01).
6. The site plan should be revised to show the location of one loading space (40.06).
7. The site plan should be revised to comply with the minimum side yard setback considering Section 13.03.05A.
8. The applicant should be aware that there is insufficient parking for a building containing only medical office uses.
9. The site plan should be revised to include a zoning table for yard, bulk, and parking requirements.
10. A landscaping plan depicting the specie and plant quantities should be submitted to verify compliance with buffer requirements between different land uses (40.30.07).
11. A lumen plan should be submitted to ensure there is no reflect or glare onto adjacent residential properties (40.30.08).

Staff Recommendations

Upon the applicant resolving the issues listed above, staff recommends approval of the site plan subject to the following notes, conditions, and/or modifications:

1. Prior to the issuance of building permits:
 - a. Site development plans and architectural plans including interior floor plans shall be submitted to PCD Staff to verify compliance with this site plan approval and the Middletown Zoning Code.
 - b. Any outstanding staff and department comments shall be addressed.